



Walmart Outparcels

7.64 AC For Sale | 2.02 AC For Ground Lease
9929 TX-6, Missouri City, TX 77459

Future Shops at Vicksburg
Retail Development

Cody Persyn
Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com



1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com



Property Highlights

- Walmart outparcels at the northwest corner of State Highway 6 & Vicksburg Boulevard
- Across from the future Shops at Vicksburg retail development
- High-growth area for retail
- Land zoned LC-3
- Approximately 39,643 VPD on State Highway 6
- Approximately 1.5 million visits to adjacent Walmart annually
- In close proximity to Sienna Plantation and the Fort Bend Parkway Toll Road
- Two miles from Amazon warehouse (± 1,800 employees)

Land Area

| | |
|--------------------------|----------------|
| Lot 1 For Sale | 7.64 AC |
| Lot 2 For Ground Lease | 2.02 AC |
| Total Available | 9.66 AC |

For More Information

Contact listing agent.

WELLS FARGO **HEB**
WHATABURGER

SHIPLEY DONUTS
 REGIONS
 AT&T

pop shelf Walmart MURPHY USA
 Panda Express McDonald's TACO BELL Wendy's
 verizon Bank of America O'Reilly AUTO PARTS

Fort Bend Town Center II
 Under Construction
 ± 599,633 SF PROPOSED RETAIL
 CINEMARK Burlington
 CHIPOTLE JAMES AVERY Olive Garden ROSS DRESS FOR LESS
 ULTA BEAUTY Howdy HOT CHICKEN MOD five BEL'W
 DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES GYRO REPUBLIC

amazon
 1,882 Employees

6 TEXAS

State Highway 6

SITE

39,643 VPD

Academy SPORTS + OUTDOORS LA FITNESS SPEC'S WED-SPIES-FINEE FOODS
 PET SUPPLIES PLUS Chick-fil'd IHOP
 JACK-IT-IN THE BOX SMOOTHIE KING Dairy Queen

TAKE 5 BOUNCE & BOUNCE STARBUCKS COFFEE
 Summer Moon KOLACHE FACTORY a history of good food.

Shops at Vicksburg
 Coming Soon

High Tower High School
 2,150 Students

6 TEXAS

Fort Bend Parkway Toll Road

25,374 VPD

Fort Bend Town Center I
 Kroger enterprise Blue Wave CAR WASH smart.financial
 petco CHASE SUBWAY H&R BLOCK
 DOLLAR TREE BURGER KING Firestone Auto Zone
 WELLS FARGO TGF HEBOS TSO

Fort Bend Town Center III
 Coming Soon





Market Overview

9929 TX-6, Missouri City, TX 7749
5 mile radius

Household & population characteristics



\$100,571

Median household income



\$278,704

Median home value



81.9%

Owner occupied housing units



36.1

Median age



51.7%

Female population



55.7%

% Married (age 15 or older)

Annual lifestyle spending



\$3,771

Travel



\$88

Tickets to Movies



\$113

Theatre/Operas/Concerts



\$100

Admission to Sports Events



\$8

Online Gaming Services

Households & population



175,591

Current total population



191,340

5 Year total population



56,073

Current total households



61,050

5 year total households

Education

8%

No high school diploma



25%

Some college



20%

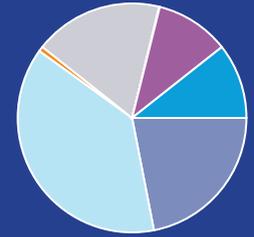
High school graduate



47%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,311

Total businesses



23,043

Total employees

Employment



73%

White collar



17%

Blue collar



9%

Services

4.9%

Unemployment rate

Annual household spending



\$2,997

Apparel & Services



\$247

Computers & Hardware



\$5,421

Eating Out



\$7,457

Groceries



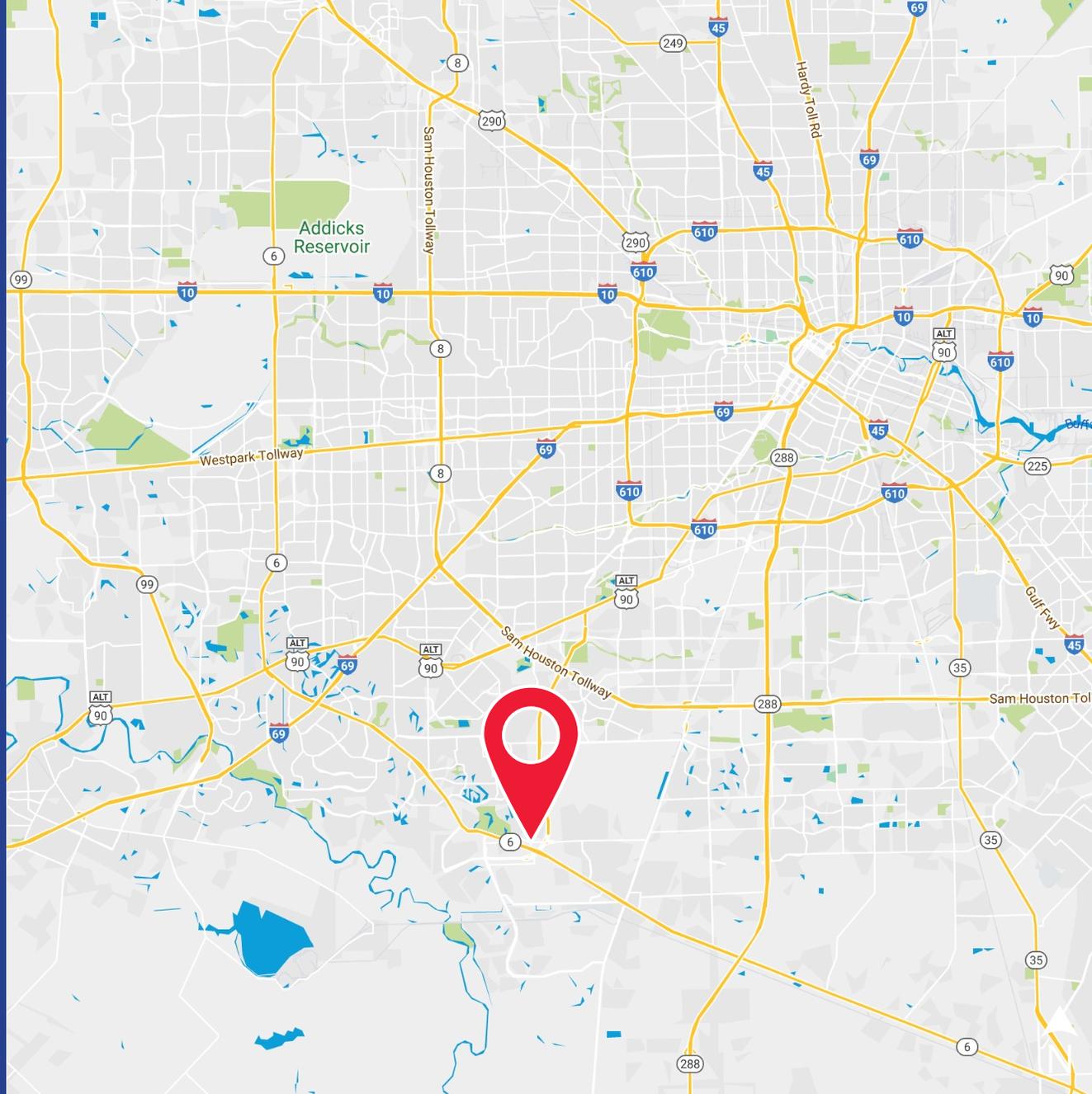
\$8,656

Health Care



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cody.persyn@colliers.com



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|-------------|---------------------------|-----------------|
| Colliers International Houston, Inc. | 29114 | houston.info@colliers.com | +1 713 222 2111 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|-------------|---------------------------|-----------------|
| David Lee Carter | 364568 | david.carter@colliers.com | +1 713 830 2135 |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|---|-------------|-------------------------|-----------------|
| Daniel Patrick Rice | 811065 | danny.rice@colliers.com | +1 713 830 2134 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |

| | | | |
|------------------------------|-------------|--------------------------|-----------------|
| Cody Persyn | 486134 | cody.persyn@colliers.com | +1 713 830 2194 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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|---------------------------------------|-------|
| _____ | _____ |
| Buyer/Tenant/Seller/Landlord Initials | Date |